

VILLAGE OF CROTON-ON-HUDSON
Minutes of the Planning Board Meeting
Tuesday, July 14, 2015

PRESENT: Rob Luntz
Rocco Mastronardi
Steve Krisky
Bruce Kauderer
Janet Mainiero

Also Present: Daniel O'Connor, P.E., Village Engineer

1. Call to order

Chairman Luntz called the meeting to order at 8:00 p.m.

2. PUBLIC HEARINGS

a) Croton Free Library—171 Cleveland Drive (Sec. 79.05 Blk. 1 Lot 23)—Application for Amended site Plan Approval for new shed.

PRESENT: Yvonne Cech, Director of Croton Free Library

OPEN PUBLIC HEARING: Mr. Krisky made a motion to open the public hearing, seconded by Mr. Mastronardi, and the vote carried, all in favor, 5-0.

DISCUSSION: Ms. Cech displayed a photo of the proposed landscaping for the shed. The proposed landscaping consists of a line of evergreens behind the shed (45 feet from the shed) that will grow to about 8 feet in height, and the trees are an arborvitae variety that is more deer resistant than the usual arborvitae. The neighbors next to the library (15 feet from the trees) should only see this line of trees. The shed will rest on a cement pad, with a stone path leading to the shed and additional landscaping around the shed. There will be no fence.

Ms. Cech noted that she had spoken to the neighbors and had sent a letter about the shed, and the neighbors had no objections.

Chairman Luntz noted that the library had done a great job responding to the issues the Planning Board had raised. The Planning Board members added one condition to the draft resolution:

1. That, the trees in the photo or comparable landscaping be installed at the time of the shed construction and replaced if necessary.

There were no comments from the public.

CLOSE PUBLIC HEARING: Mr. Krisky made a motion to close the public hearing, seconded by Mr. Mastronardi, and the vote carried, all in favor, 5-0.

MOTION: Mr. Kauderer made a motion to approve the amended site plan for a new shed, with the condition, as specified above, seconded by Ms. Mainiero, and the vote carried, all in favor, 5-0.

*b) Kussa Corporation—370 South Riverside Avenue (Sec. 79.13 Blk. 1 Lot 70)—
Application for Amended Site Plan Approval for Mixed-use Occupancy building.*

PRESENT: Heike Schneider, Architect; and Abby Razghandi, owner

OPEN PUBLIC HEARING: Mr. Krisky made a motion to open the public hearing, seconded by Ms. Mainiero, and carried, all in favor, by a vote of 5-0.

DISCUSSION:

Ms. Schneider noted some of the added details on the site plan that had been requested by the Board at the last meeting. Details included information on the dumpster location, silt fencing, calculations for a 100-year storm, signage for handicap parking, bollard placement, roof materials.

Dumpster location access:

There was a discussion about the existing easement which is over 25 feet length of land and must be kept clear at all times for the fire department. There was a discussion about the potential conflict between available parking for the fire department personnel and garbage pickup. The Village Engineer stated he had spoken to Martin Gariepy of DPW and that DPW would want the garbage truck to get as close to the dumpsters as possible when picking up garbage and recycling. Chairman Luntz asked about the bollard location since the garbage truck would not be able to move around it. Ms. Schneider noted that there was still a lot of room with a lot of space to park. The Village Engineer and the committee members agreed that it was necessary for the Village Engineer to speak with the fire department to understand what their requirements are.

Lighting

Ms. Schneider stated that there are three different light fixtures—gooseneck lighting which faces the roads' frontage (three on Riverside, and three on the Benedict Blvd. side); three area lights that will illuminate the walkway and three area lights mounted to the building; and then sconces that will be outside the entryway. There are no freestanding light fixtures.

Mr. Krisky commented that he did not think the sconces seemed very attractive and did not fit with the overall aesthetics of the buildings. Chairman Luntz agreed and recommended that there are tube-type lights that are less bulky and might have a cleaner look. Ms. Schneider stated that she will look into replacements.

Landscaping

Chairman Luntz stated that some basic information about the size and quantity of plantings would be helpful.

Stormwater system

Since there is an existing basement in the building, the Village Engineer recommended that the stormwater system could go below the easement so that the discharge water is not too near the building. The Village Engineer also suggested that there should be a detail on the site plan of the small catch basin to schematically show the pipe connection to the stormwater system, the downspout points on the site plan, and the size of the pipes to be installed.

Signage and Bollards

Given the requirements of signs for handicap parking, there was a discussion about whether the bollards could be used for holding the signs although bollards do get hit by cars and get bent. The Board recommended that signage for tenant parking be shown on the site plan in addition to signage for handicap parking and striping notes.

Chairman Luntz suggested that it would be helpful to show the building in the back of the neighboring property and the retaining wall on the site plan, and show the pole and fencing near the building.

There were no comments from the public.

CLOSE PUBLIC HEARING: Mr. Krisky motioned to close the public hearing, seconded by Ms. Mainiero, and the vote carried, all in favor, 5-0.

ACTIONS TO BE TAKEN: Ms. Schneider will make revisions to the site plan as noted in the discussion, and a draft resolution will be prepared for the next meeting. The Village Engineer will contact the Fire Department to discuss the parking situation.

2. REFERRALS

a) Referral from Village Board regarding Local Law Introductory No. 8-2015 Amending Chapter 225 to streamline procedures for obtaining consistency review with Village's Local Waterfront Revitalization Program.

DISCUSSION:

Mr. Kauderer stated that he had a few minor points about the draft law. He stated that in the "Define Terms" section, the word "Action" is capitalized and throughout the statute the word "action" is in lower case. The capitalized term should be used throughout to avoid ambiguity. The Village Engineer noted that this is a general comment about the document that the attorney can change.

Mr. Kauderer also pointed out that in 225 (D), it says the WAC shall "assist the Village of Croton-on-Hudson Board of Trustees in making application for funding from State, Federal or other sources to finance projects included in the LWRP." He pointed out that the WAC has never had this task as part of its responsibility, and he recommends that the language should be changed to state "shall on request assist" the Board of Trustees. Otherwise, the WAC could be potentially be charged with assisting the Village Board all the time.

Mr. Kauderer also expressed concern about the language in 225 8 (a) which states "A person who violates any of the provisions of or who fails to comply with a condition imposed by this chapter shall have committed a violation, punishable by a fine." He stated that this reference to fines is not enforceable as written and should be more specific. The Village Engineer stated that this will be sent to the Village Attorney for his review.

The Planning Board agreed that the big improvement is that only one review is necessary instead of two reviews (preliminary and final). Mr. Kauderer noted that the two reviews slows the applicants down in an unnecessary way. The Village Engineer noted that for smaller applications, this streamlined process will be more efficient. Mr. Kauderer stated that the Chairman of the WAC (Chairman Charlie Kane) is very conscientious with each application, and the review is thorough and seriously considered, and it was inefficient to do the review twice.

MOTION: Mr. Kauderer made a motion to direct staff to write a memo regarding Chapter 225 of the Village code, seconded by Chairman Luntz, and carried, all in favor, by a vote of 5-0.

OTHER ITEMS:

The Planning Board requested that the Planning Board Secretary send the VEB minutes to the Planning Board when she receives them.

The Planning Board asked about the status of the underwater mooring rights at 50 Half Moon Bay Drive. The Village Engineer noted that a letter had been sent out to Mr. Plotkin reminding him about the underwater rights and he had attached Mr. Plotkin's letter that had agreed to this action.

There were some brief follow-up questions about the status of Fallacaro (3 Arrowcrest Drive), Green and Grain (formerly Zeytinia's), Raga Indian cuisine (formerly India House) moving into Croton, and the moratorium of the Practice Hole at Hudson National Golf Club.

5. APPROVAL OF MINUTES

Mr. Krisky made a motion to approve the minutes of June 23, 2015, as amended, seconded by Mr. Mastronardi, and carried, all in favor, by a vote of 5-0.

6. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 9:36 p.m.

Respectfully submitted,

Ronnie L. Rose

Ronnie L. Rose
Secretary to the Planning Board